

Kipling Way, Crook, DL15 9AJ
4 Bed - House - Detached
£275,000

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Kipling Way
Crook, DL15 9AJ

Robinsons are delighted to present to the sales market this beautifully appointed four-bedroom detached residence, occupying a pleasant position on Kipling Way. Thoughtfully upgraded and impeccably maintained by the current owners, the property offers an exceptional opportunity for families seeking generous living space, contemporary open-plan design and high-quality finishes throughout.

Designed with modern family living in mind, the home features a spacious open-plan kitchen and dining area, a principal bedroom with en-suite shower room, a separate utility room, cloakroom/WC, landscaped enclosed rear garden, and off-street parking for approximately three vehicles leading to an integral garage. The property further benefits from gas central heating and UPVC double glazing throughout.

The internal accommodation begins with a welcoming entrance hallway incorporating a useful understairs storage cupboard and access to the cloakroom/WC. To the front aspect is an elegant bay-fronted lounge, complete with a stylish media wall and inset electric fire, creating a comfortable yet sophisticated living space. Double doors open through to the impressive open-plan kitchen and dining room, which has been reconfigured from the original layout to create a bright and expansive area ideal for both everyday family life and entertaining.

The kitchen is fitted with a comprehensive range of contemporary wall, base and drawer units, with space for appliances including a range-style cooker and fridge/freezer, alongside ample space for a dining table. French doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living. A practical utility room with space for a washing machine completes the ground floor accommodation.































First Floor

To the first floor, the property offers four well-proportioned bedrooms, including two particularly spacious doubles. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring a four-piece suite comprising a separate shower cubicle, bath, wash hand basin and WC.

Outside

Externally, the property continues to impress. To the front, a block-paved driveway provides parking for approximately three vehicles and leads to the single integral garage. The enclosed rear garden has been beautifully landscaped, offering a delightful outdoor retreat with a paved patio area, lawn and well-stocked flower beds, perfect for relaxing or entertaining during the warmer months.

Location

Kipling Way is a pleasant cul-de-sac in Crook. The location is within close proximity to Crook town centre, which offers a wide range of shopping amenities, healthcare facilities, schools, and bus links.

For further information or to arrange an internal viewing, please contact Robinsons.

Viewings

Viewings are by appointment only, please contact Robinsons to arrange yours.

Agents Notes

Council Tax: Durham County Council, Band D. Approx. £2662.00 p.a.
Tenure: Freehold
EPC Rating: C
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – being applied for NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



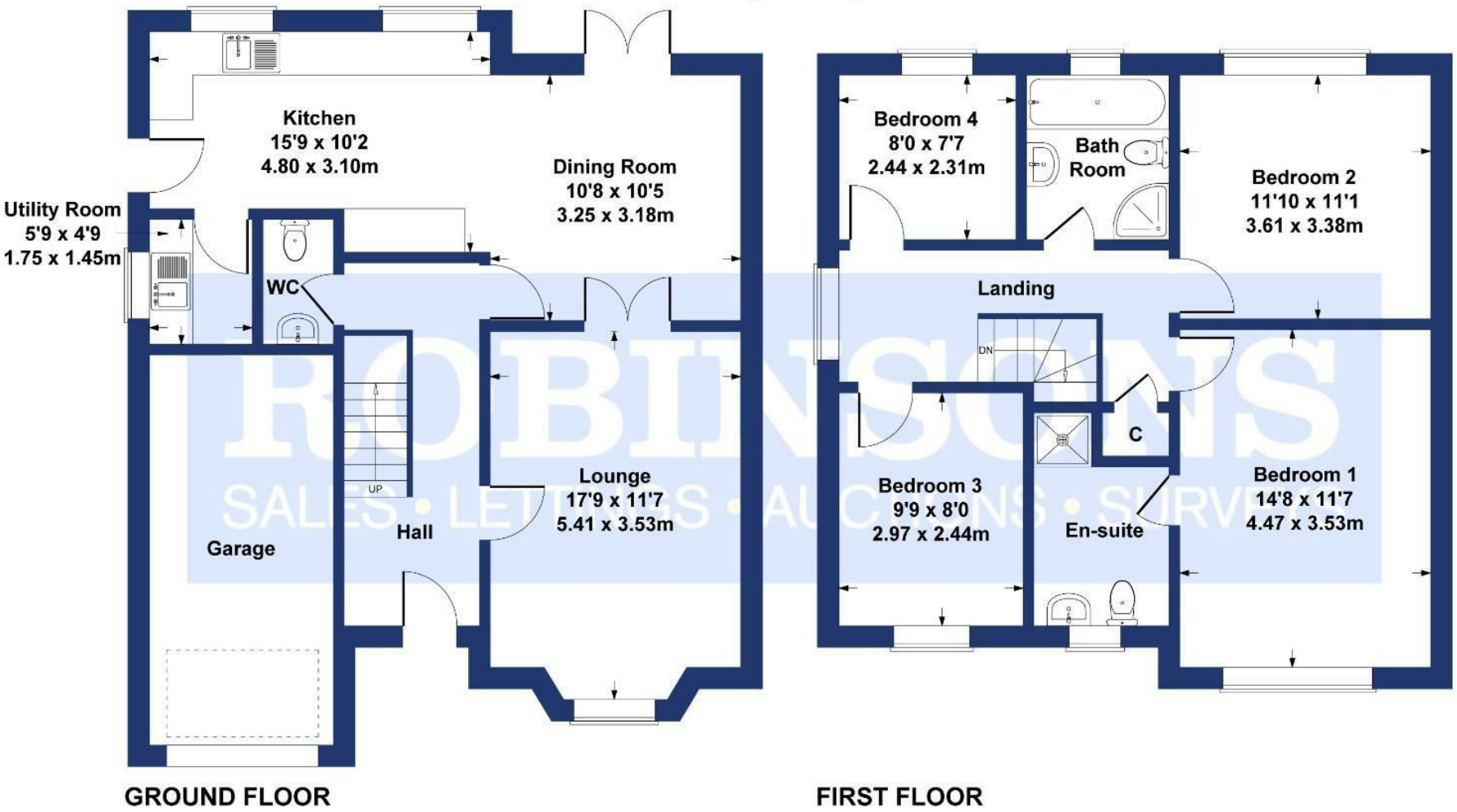






Kipling Way Crook

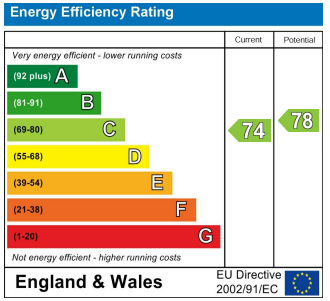
Approximate Gross Internal Area
1521 sq ft - 141 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these















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